

**Signalized Corner Retail Investment
with Strong Tenant**

1964 Cassat Ave, Jacksonville, FL 32210



FOR SALE

\$900,000

MATT DEMIR

BROKER

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HIGHLIGHTS & OVERVIEW



Strong Tenant – Long-term signed lease providing stable, predictable income

High-Visibility Location – Signalized corner at Cassat Ave & San Juan Ave

Exceptional Traffic – Combined AADT \pm 51,600 vehicles per day

Established Commercial Corridor – Surrounded by national and local retailers

Investor-Ready Asset – Low-maintenance, income-producing property



\$900,000



EASY ACCES

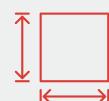


PARKING LOT
AVAILABLE



3,353 SF

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3,353SF

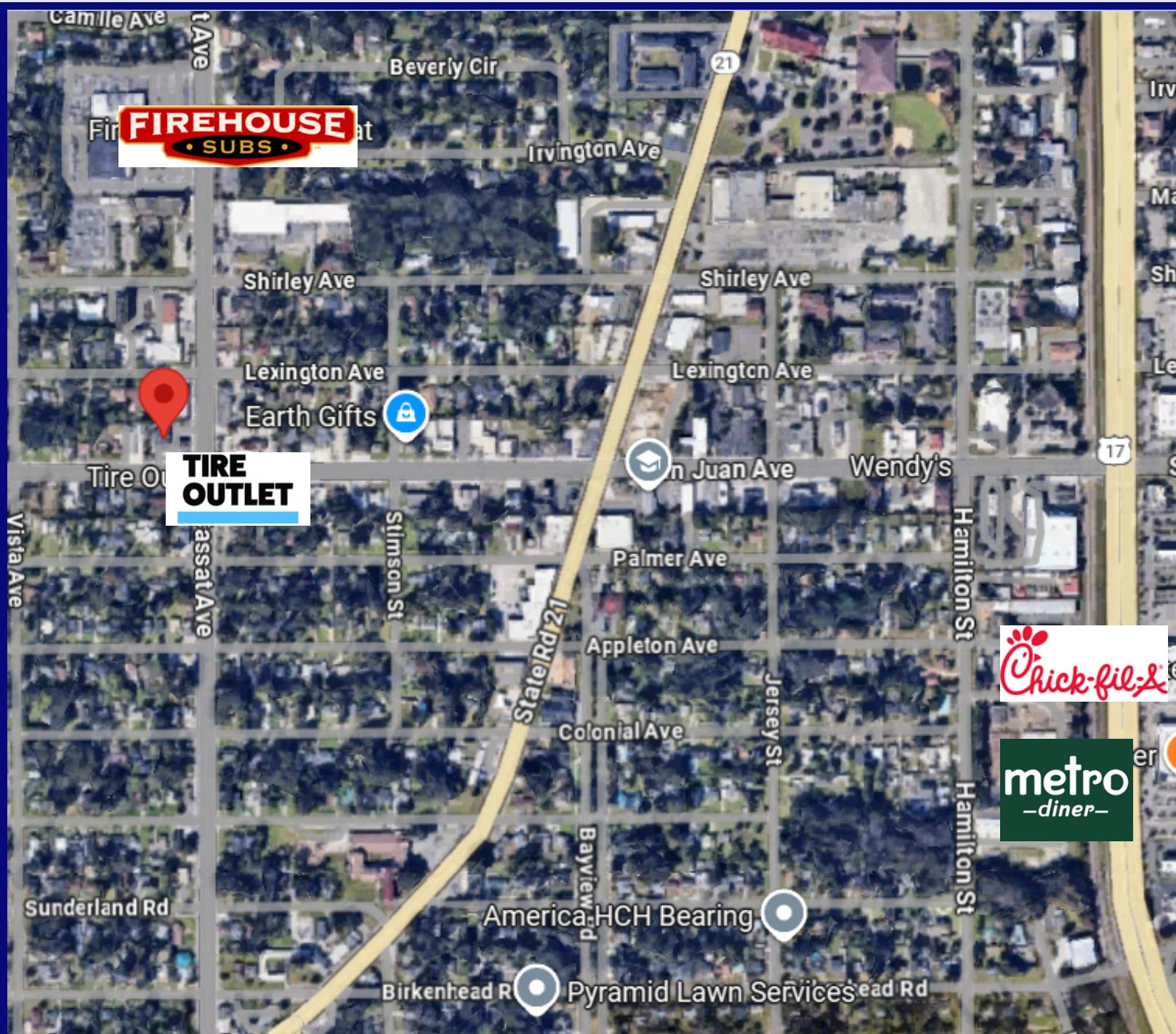


\$900,000



DEMOGRAPHICS**1 MILE****3 MILES****5 MILES**

Total Households:	4,326	34,904	71,705
Total Population:	9,941	82,094	175,392
Average HH Income:	\$71,627	\$52,557	\$51,994



MAP OVERVIEW

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